

**City of Missoula**  
**Land Use and Planning Committee Agenda**

**Date:** October 16, 2019, 12:30 pm - 2:00 pm

**Location:** City Council Chambers

140 W. Pine Street, Missoula , MT

**Members:** Stacie Anderson, Julie Armstrong, Mirtha Becerra, Michelle Cares, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Bryan von Lossberg, Heidi West

**Pages**

**1. ADMINISTRATIVE BUSINESS**

**1.1 Roll Call**

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

**3. COMMITTEE BUSINESS**

- 3.1** Rezone of property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential

Jenny Baker

1

**4. ADJOURNMENT**

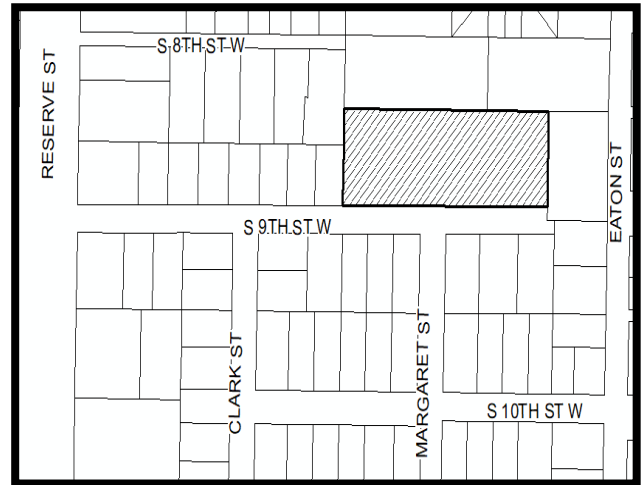


## DEVELOPMENT SERVICES

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

### STAFF REPORT & REFERRAL

<b>Agenda item:</b>	Referral – Rezone of property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential)
<b>Report Date(s):</b>	9/24/2019
<b>Case Planner:</b>	Jenny Baker, Planner III
<b>Report Reviewed &amp; Approved By:</b>	Mary McCrea, Planning Supervisor
<b>Public Meetings &amp; Hearings:</b>	<b>Planning Board (PB) hearing:</b> 10/1/2019 <b>City Council (CC) 1st reading:</b> 10/7/2019 <b>Land Use &amp; Planning (LUP) pre-hearing:</b> 10/16/2019 <b>City Council hearing:</b> 10/21/2019
<b>Applicant:</b>	Housing Solutions LLC Alex Burkhalter PO Box 2099 Missoula, MT 59806
<b>Fee Owner:</b>	Mountain View Chapel 2320 S 9 <sup>th</sup> Street W Missoula, MT 59801
<b>Agent:</b>	Professional Consultants Inc. Dale McCormick P.O. Box 1750 Missoula, MT 59806
<b>Location of request:</b>	The subject property is located at 2320 South 9 <sup>th</sup> Street West, east of Reserve Street, in Franklin to the Fort Neighborhood Council and City Council Ward 6.
<b>Legal description:</b>	The property is legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.
<b>Legal ad:</b>	The legal ad was published in the <i>Missoulian</i> on September 15 and September 22, 2019. The site was posted on September 16, 2019. Adjacent property owners and the physical addresses within 150 feet of the site were notified by first class mail on September 3, 2019.
<b>Zoning:</b>	RT5.4 Residential (two-unit/townhouse)
<b>Growth Policy:</b>	The applicable regional plan is Our Missoula: City Growth Policy 2035 which recommends a land use designation of “Residential High Density,” with greater than 24 dwelling units per acre.”



### STAFF RECOMMENDATION

APPROVE the adoption of an ordinance to rezone property located at 2320 South 9<sup>th</sup> Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M., from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

### RECOMMENDED MOTIONS

- |  |  |
|--|--|
| <b>PB p/h:</b><br><b>10/1/19</b>           | <b>APPROVE</b> the adoption of an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M., from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).   |
| <b>CC first reading:</b><br><b>10/7/19</b> | [First reading and preliminary adoption] Set a public hearing for October 21, 2019 and preliminarily adopt an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 and refer this item to the Land Use and Planning Committee for presentation on October 16, 2019. |
| <b>LUP:</b><br><b>10/16/19</b>             | Discussion only – pre-public hearing   |
| <b>CC p/h:</b><br><b>10/21/19</b>          | [Second and final reading] (Adopt/Deny) an ordinance to rezone property located at 2320 South 9th Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling)  |

## **I. INTRODUCTION**

Development Services has received a request from Alex Burkhalter of Housing Solutions Inc., represented by Dale McCormick of PCI, to rezone the subject property located at 2320 South 9<sup>th</sup> Street West and legally described as 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M. from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling). If approved, this rezoning will result in a standard zoning district under Title 20 which can't be conditioned.

The applicant requests this rezone to facilitate construction of a thirty-six (36) unit affordable senior housing complex, contingent upon obtaining federal funds to assist with financing the project. The current zoning, which permits up to fifteen (15) units on the 1.88 acre parcel, only in the form of detached dwellings or duplexes, does not allow the density, nor does it permit the multi-dwelling building type needed by the senior housing project. There is an existing church on the east end of this parcel, and it will remain pursuant to this rezoning, and pursuant to construction of the proposed affordable housing project.

The City Council recently approved a 5 lot minor subdivision on the subject property in May of 2019. The owner intends to proceed with filing the final plat for this subdivision (Mountain View Chapel Addition), but was not able to do so prior to initiating this rezone request. That is the reason the applicant requests rezone of the whole 1.88 acres, even though the church will remain at the eastern end of the subject property.

Staff has reviewed the applicant's rezoning application packet and bases the recommendation of approval on the following findings of fact:

## **II. Rezoning review criteria**

### **Findings of fact: General**

1. The subject property is located at 2320 South 9<sup>th</sup> Street West. It is east of Reserve Street, where 9<sup>th</sup> Street dead ends at the eastern boundary of this parcel. The legal description for the subject property is: 1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.
2. A church (Religious Assembly use) occupies the east end of the subject property; the western portion of the parcel is vacant.
3. Religious Assembly is a conditional use in the RT5.4 Residential zoning district. In February of 1984, the County Board of Adjustment voted to approve the religious assembly use at this location. Per Title 20, Section 20.01.110.F.1, the church is an existing, lawfully established conditional use.
4. On May 13, 2019, the Missoula City Council approved a 5 lot minor subdivision on this property, called the Mountain View Chapel Addition.
5. The approved subdivision proposed to keep the church on newly created Lot 1, and use Lots 2-5 (the parcel area that is currently vacant) for new residential development.
6. Lots 2-5 of the Mountain View Chapel Addition Subdivision are only created as legal entities upon filing of the final plat for the subdivision. Though the owners intend to file the final plat for this subdivision, they were not able to do so prior to initiating this rezone request, which is the reason the rezone request applies to the entire parcel, rather than just future Lots 2-5.
7. Development surrounding the subject property is primarily single dwelling residential, though there is a group living facility to the north of the property.
8. The subject property is currently served by a septic system. All new development will be required to connect to City sewer and water. A condition of approval for the subdivision requires the existing church to connect to City sewer and water prior to filing the final plat.
9. The subject property is inside the Urban Growth Area, the Wastewater Facilities Service Area, the Air Stagnation Zone, and is served by City water.
10. Franklin Park is located within one-quarter mile walking distance from the subject property.
11. The subject property is located within an established service area for Missoula hospitals and the City Fire and Police Departments.

### **Growth Policy:**

12. The *2035 Our Missoula City Growth Policy* is the applicable regional plan and recommends a land use designation in this area of Residential High Density – greater than 24 dwelling units per acre.
13. Zoning districts which correspond with the Residential High Density designation include: RM1-35, RM1-45, RM1.5, and RM0.5
14. According to the *2035 Our Missoula City Growth Policy*, the RT5.4 zoning district most closely correlates with a land use designation of Residential Medium – 3 to 11 dwelling units per acre.
15. The requested zoning of RM1-35 allows density of up to 43 dwelling units per acre, and more closely aligns with the *Growth Policy* land use designation of Residential High Density – greater than 24 dwelling units per acre.
16. The City Growth Policy calls for a focus inward approach to encourage infill development in the urban core where infrastructure already exists and promotes mixed-use, increased density, and enhanced connectivity while limiting sprawl and promoting efficient use of existing infrastructure.
17. The *Housing* section of the City Growth Policy describes the Focus Inward approach to development as one that provides opportunities by designating appropriate areas for higher density and housing near existing infrastructure and services. Such development has added benefits, including decreasing household expenses like transportation.
18. The *Safety and Wellness* section of the City Growth Policy encourages healthy lifestyles by promoting a complete active transportation network to increase safety for all transportation systems including vehicular and active transportation.
19. The City Growth Policy identifies many goals and objectives related to housing in the City of Missoula. The introduction to the *Housing* chapter identifies that within the next 20 years the population projections indicate the urban area will grow by 18,500, which presents a need for approximately 9,000 new housing units.

### **Zoning**

20. The subject property and all of the surrounding area are currently zoned RT5.4 Residential (two-unit/townhouse). In this zoning district, the minimum parcel area and area per unit is 5,400 sq. ft. The setbacks are 20 foot front and rear, 10 foot street side, and 7.5 foot or one third the building height side interior. Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater. The permitted building types are detached house, two-unit house, and two-unit townhouse.
21. Under the current zoning and given the parcel size of 1.88 acres, the subject property could accommodate up to fifteen (15) dwelling units, for a density of 8.07 dwelling units per acre. This density is significantly below that recommended for this area in the Growth Policy.
22. The applicant is requesting RM1-35 Residential zoning, which is a multi-dwelling residential zoning district. The minimum parcel area is 3,000 sq. ft. and the minimum parcel area per unit is 1,000 sq. ft. The setbacks are 20 foot front and rear, 10 foot street side, and 5 foot side interior. Maximum height limit for buildings in this district is 35 feet. The permitted building types are detached house, two-unit house, multi-dwelling building, multi-dwelling house, and townhouses.
23. Under the RM1-35 Residential zoning district, the subject parcel could have up to 81 dwellings, which would be 43 dwelling units per acre.
24. The current proposal for the senior housing project has thirty-six (36) units, for a density of 19 dwelling units per acre. This is still below the Growth Policy recommendation of greater than 24 dwelling units per acre, but it is closer to achieving that density recommendation.

### **Transportation**

25. The subject property is accessed from South 9th Street West, which is a city public right-of-way that dead ends at the eastern boundary of the subject property, without connecting to Eaton Street. South 9th Street West is

classified as a Local Residential Street. All development will gain access from this frontage, and there are no on-site roads proposed.

26. South 9th Street West adjacent to the subject property is paved to a 26 foot surface width within a 50 foot public right-of-way. There are no improvements, such as curb, gutter sidewalk or boulevard, along South 9th Street West.
27. A condition of approval for the Mountain View Chapel Addition Subdivision requires the subdivider to install half street improvements adjacent to the length of the subdivision frontage along South 9<sup>th</sup> Street West to include 17.5 foot roadway from centerline of the right-of-way to back of curb, curb, gutter, 7 foot landscaped boulevard and 5 foot sidewalk.
28. The subject property is within the Missoula Urban Transportation District (MUTD). The closest bus line is Route 8, which runs on Eaton, turning east on 10<sup>th</sup> Street. This is a distance of .15 miles from the perimeter of the subdivision. Route 2 runs on Johnson Street within a half mile of the subject property.

### **Conclusions of Law:**

#### ***1. Whether the zoning is made in accordance with a growth policy;***

29. The rezoning complies with the Residential High Density land use designation of the Growth Policy. RM1-35 Residential is one of the zoning districts that corresponds to the high density land use designation by allowing development at a density of up to 43 dwelling units per acre.
30. The rezoning complies with many of the focus inward goals and objectives of the growth policy.

#### ***2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; 2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;***

31. The rezoning facilitates the adequate provision of public services, including transportation, water, sewer, parks, and other public requirements, because the area is inside the Urban Growth Area and the Sewer Service Area, and is served by existing infrastructure. Franklin Park is within one-quarter mile of the subject property. Transit is available within 0.15 miles on Eaton and South 10<sup>th</sup> Street West and within a half mile at South 10th Street West and Johnson Street.
32. The rezoning considers the effect on transportation. Though there will be an increase in traffic as a result of the rezone, improvements to 9<sup>th</sup> Street, including provision of sidewalk where there currently is none, will contribute to improving street conditions and connectivity in the area, while lessening the impact of the increase in traffic.

#### ***3. Whether the zoning considers the promotion of compatible urban growth;***

33. The rezoning promotes urban growth by implementing a zoning classification that permits higher density, in alignment with the Growth Policy's density recommendation for this area. There is currently a mix of higher density multi-dwelling development in the midst of single dwelling residential.

#### ***4a. Whether the zoning is designed to promote public health, public safety, and the general welfare; 4b. Whether the zoning is designed to secure safety from fire and other dangers; 4c. Whether the zoning considers the reasonable provision of adequate light and air; 4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;***

34. The rezoning will promote public health, public safety, and the general welfare by locating residential density in an area with established access to sewer, water, emergency services, hospitals, streets, public transit, and other urban services.
35. Emergency services are available to the site. Law enforcement personnel and procedures are available to address potential problems of noise, property damage, or personal injury. Fire protection is also available to the site.
36. This rezoning should not adversely impact the provision of adequate light and air as all future development will meet required internal and external building code and zoning code setbacks.

37. This rezoning should not diminish the value of existing buildings in the area. The new housing project will increase the value of the subject property, and promote the general welfare by providing affordable dwelling options for senior citizens.

**5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;**

38. The rezoning to RM1-35 considers the character of the district by proposing a residential zoning district and a residential development project in the midst of an established residential neighborhood.

39. The rezoning proposes development that is suited to the neighborhood, because it is similar to other completed developments in the area where there are multi-dwelling buildings and higher density in the midst of surrounding single dwellings.

### III. AGENCY COMMENT

**Missoula Valley Water Quality District:**

No comment received.

**Health Department - Air Quality Division:**

The Air Program has no concerns with the proposed rezoning for 2320 S 9<sup>th</sup> St W. Benjamin Schmidt

**Health Department – Environmental Health:**

No comment received.

**Missoula County – Emergency Management:**

Office of Emergency Management has no comment. Adriane Beck

**Missoula Urban Transportation District:**

No comment received.

**City Parks & Recreation:**

No comment received.

**Office Of Housing & Community Development:**

See attached comment.

**City Attorney:**

No comment received.

**Missoula Redevelopment Agency:**

No comment received.

**City Police:**

No comment received.

**City Fire:**

No comment received.

**Montana Department of Transportation:**

No comment received.

**City Storm Water Division:**

No comment received.

**City Wastewater Division:**

No comment received.

**City Water Division**

No comment received.

**Missoula Housing Authority**

See attached comment.

### IV. ATTACHMENTS

1. Agency Comment: Office of Housing & Community Development, Director Eran Pehan, 09/15/19
2. Agency Comment: Missoula Housing Authority, Director Lori Davidson, 09/13/19
3. Public Comment: C Murray, 09/08/19
4. Public Comment: Human Resource Council, Executive Director Jim Morton, 09/13/19
5. Public Comment: K Engler, 09/08/19
6. Public Comment: M McClements, 09/11/19
7. Public Comment: N Wild, 09/03/19
8. Public Comment: P Hogan, 09/12/19





# Rezone

**2320 S 9<sup>th</sup> Street W**

**RT5.4 Residential to  
RMI-35 Residential**

Jenny Baker  
Development Services  
8  
October 1, 2019

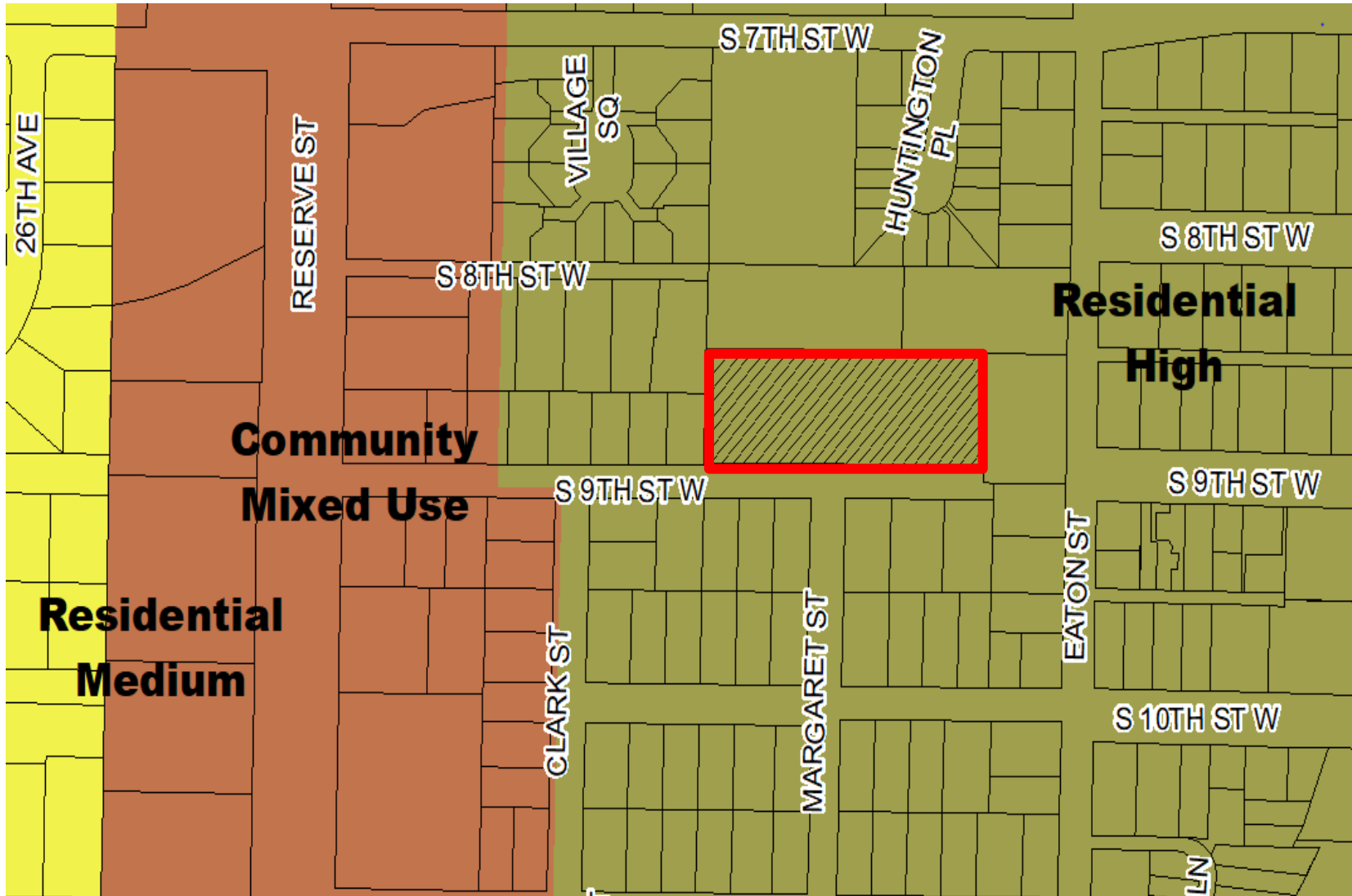




# Property Location



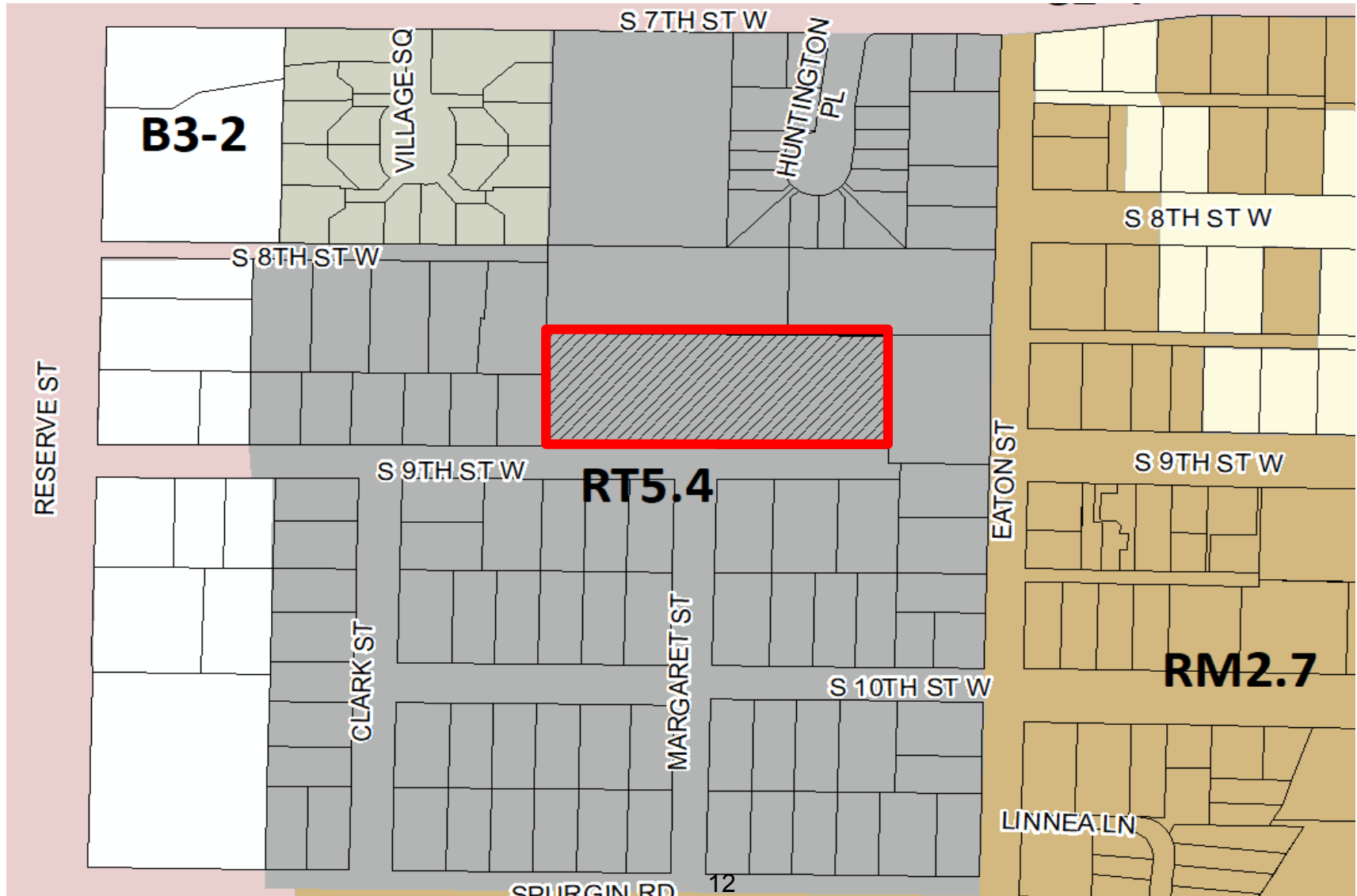
# Missoula City Growth Policy



Supports Goals related to –

- Livability – inclusion of all age groups
- Safety & Wellness – provision of adequate social services; access to affordable & safe housing
- Housing – develop sufficient supply to meet needs of all age groups, income levels
- Community Development -- “focus inward,” support more compact development patterns

# Area Zoning



# Zoning Comparison

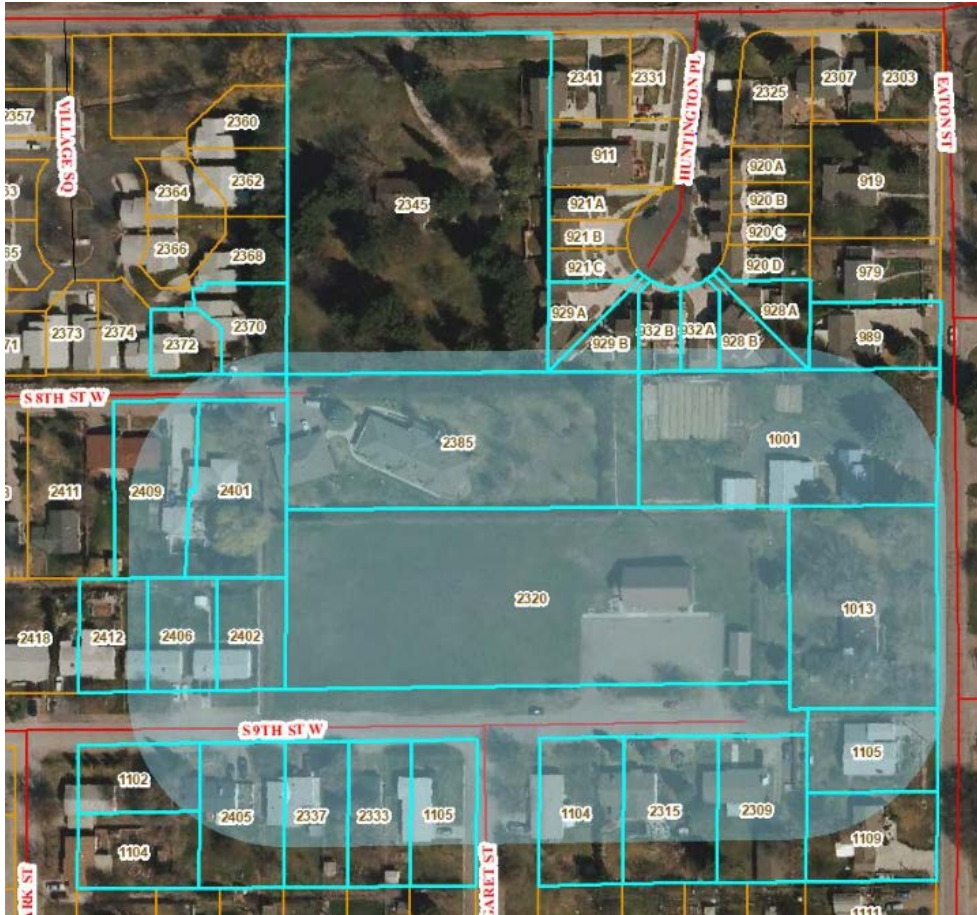


	<b>RT5.4</b>	<b>RMI-35</b>
Building types	Single, duplex	All
Min. parcel area	5,400	3,000
Area per unit	5,400	1,000
Setbacks	20' Front & Rear, 7.5' Side	20' Front & Rear, 5' Side
Height	30/35 feet	35 feet
Units per acre	8	43

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**



# Protest Provision



State law: 25% of parcels  
within 150 feet

29 parcels, require at  
least 7 valid petitions

11 valid from owners

16 additional

Total received = 27



## Neighbors' concerns:

- Increase in traffic on dead end street
- Inadequate parking provision
- Lack of pedestrian infrastructure & no street lights

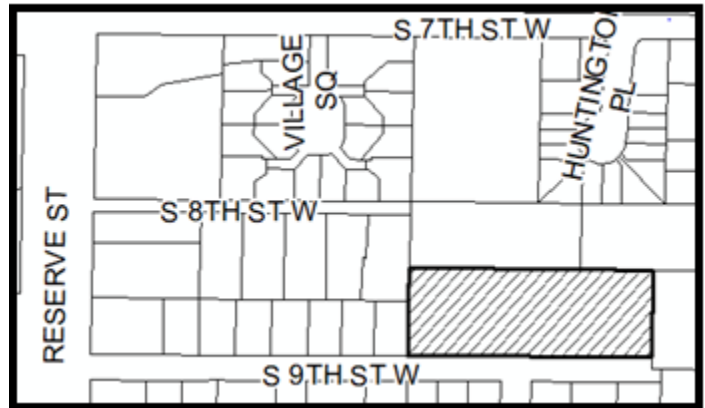
## Letters of support:

- Housing & Community Development, Missoula Housing Authority, Missoula Aging Services, Human Resource Council
- Two neighbor comments in support of project

**APPROVE** the adoption of an ordinance to rezone 2320 South 9<sup>th</sup> Street West from RT5.4 Residential to RMI-35 Residential, based on the findings of fact in the staff report.

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE TO REZONE 1.88 ACRES OF LOT 4 IN RM COBBAN ORCHARD HOMES, IN SECTION 29, TOWNSHIP 13 N, RANGE 19 W, P.M.M. A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF, LOCATED ON 9<sup>TH</sup> STREET WEST, EAST OF RESERVE STREET AND WEST OF EATON STREET, FROM RT5.4 RESIDENTIAL TO RM1-35 RESIDENTIAL.



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

**THAT** THE ABOVE DESCRIBED PROPERTY IS HEREBY WITHDRAWN FROM THE RT5.4 RESIDENTIAL ZONING CLASSIFICATION AND REPLACED WITH THE CLASSIFICATION OF RM1-35 RESIDENTIAL.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a \_\_\_\_\_ vote and

APPROVED by the Mayor this \_\_\_\_\_ of \_\_\_\_\_, 2019.

ATTEST:

APPROVED:

\_\_\_\_\_  
Martha Rehbein  
City Clerk

\_\_\_\_\_  
John Engen  
Mayor

(SEAL)

**From:** [Eran Pehan](#)  
**To:** [Jenny Baker](#)  
**Subject:** RE: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing  
**Date:** Sunday, September 15, 2019 4:19:48 PM

---

Ms. Baker,

The Office of Housing and Community Development would like to express our support of the Skyview Affordable Senior Housing development. The proposed development, a new senior affordable rental community, will provide over 30 homes to an underserved demographic in our community. Households with people over age 65 are projected to increase by 2,024 over the next five years. According to the U.S. Census, 7.7% of the population over age 65 is living at poverty levels. This amounts to 662 seniors in our community in desperate need of affordable homes.

The proposed development of this site is in alignment with Our Missoula, the City's adopted Growth Policy. The proposed site is in a neighborhood connected to transit and in close proximity to services. This development is also in alignment with A Place to Call Home, Missoula's recently adopted Housing Policy. One of the most impactful resources for affordable rental home development is the Low- Income Housing Tax Credit (LIHTC) Program. This program brings millions of dollars of private equity into our community to help us achieve our stated goals around housing affordability. As such, the Office of Housing and Community Development is committed to supporting LIHTC projects that are in alignment with our identified needs and our guiding growth documents. If this project is awarded Federal Housing Tax Credits and receives the necessary rezone, Housing Solutions LLC will help Missoula meet the very present and growing need for affordable housing among the 65+ senior population.

Neighboring residents have expressed concerns regarding infrastructure needs, including incomplete sidewalk grids, in the area that could be exacerbated by this development. The Office of Housing and Community Development is committed to working alongside the Franklin to the Fort Neighborhood, elected officials, departments within the City of Missoula, and Housing Solutions LLC to further explore and mitigate these concerns and to ensure this senior affordable rental community is a positive addition to the neighborhood.

**Eran Fowler Pehan**

Director

Office of Housing and Community Development

406-552-6395

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>

**Sent:** Friday, August 30, 2019 3:09 PM

**To:** Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; 'abeck@co.missoula.mt.us' <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>

**Cc:** Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Neighborhood Council - Franklin to the Fort <f2f@ci.missoula.mt.us>

**Subject:** Rezone 2320 S 9th St W - Skyview Affordable Senior Housing

Good afternoon –

Hoping to get your input on this proposal to rezone a property on 9<sup>th</sup> St W where, if the rezoning is approved, a 36 unit affordable senior housing project is proposed.

Will you send me your comments by **September 13, 2019?**

Thanks much.

Jenny



September 12, 2019

Missoula City Council  
435 Ryman Street  
Missoula, MT 59802

RE: Rezoning of 2320 South 9<sup>th</sup> Street/Skyview Affordable Senior Housing  
Missoula, Montana

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview affordable housing project. I understand this request has prompted considerable opposition from the immediate neighbors. Despite this opposition, this sort of affordable senior rental housing is greatly needed in Missoula and will increasingly be needed in locations similar to the one proposed.

The City Council has recognized the need for denser infill development in its growth policy and newly adopted Housing Policy. I strongly encourage you to follow through with the goals of the policy by granting this zone change request.

This will be a senior development with little additional traffic and residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services. Seniors desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of successful senior tax credit property in a single-family area I would urge the Council to consider Burlington Square located just a few blocks south.

As many on the council know, earning an award of the valuable and limited housing credit is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it can't happen without this zone change.

Thank you for your consideration of all Missoulians when making your determination.

Sincerely,



Lori Davidson  
Missoula Housing Authority

— EST. 1982 —

# MISSOULA *aging* SERVICES

— WE'RE PROUD *of* OUR YEARS —

September 13, 2019

Missoula City Council  
435 Ryman Street  
Missoula, MT 59802

RE: Rezoning of 2320 South 9<sup>th</sup> Street/Skyview Affordable Senior Housing

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview Senior Affordable Housing project. I understand this request has prompted considerable opposition from the immediate neighbors. Despite this opposition, this type of affordable rental housing is greatly needed for older adults in Missoula and will increasingly be needed in similar locations to the one proposed.

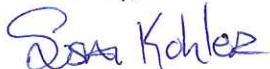
The City Council has recognized the need for denser infill development in its growth policy and newly adopted housing policy. I strongly encourage you to follow through with the goals of the policy by granting this zone change request. I also encourage the city to continue to address the concerns of neighborhoods who will continue to be impacted by similar infill opportunities.

The Skyview Affordable Senior Housing project will be an older adult development with little additional traffic and residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services. Older adults desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of a successful senior tax credit property in a single-family area, I would urge the Council to also consider Burlington Square located just a few blocks south.

As many on the council know, earning a valuable and limited housing credit award is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it can't happen without this zone change.

Thank you for your consideration of all Missoulians when making your determination.

Sincerely,



Susan Kohler  
CEO - Missoula Aging Services



**From:** [Carol Murray](#)  
**To:** [Jenny Baker](#)  
**Cc:** [Malcolm Lowe](#); [Michelle Cares](#); [Julie Merritt](#)  
**Subject:** Rezoning 9th Street property for Skyview project  
**Date:** Sunday, September 8, 2019 10:52:03 AM

---

September 8, 2019

Carol Murray  
2333 S 10<sup>th</sup> Street W  
Missoula MT 59801

Jenny Baker  
Development Services  
435 Ryman  
Missoula MT 59802

Dear Ms. Baker,

I am writing regarding the rezoning on 9<sup>th</sup> Street for the Skyview project.  
I live a block away on 10<sup>th</sup> Street and I am very concerned about rezoning that property for denser population.

Referencing the criteria for rezoning,

“whether the zoning is designed to secure safety from fire and other dangers” and “whether the zoning is designed to facilitate the adequate provision of transportation”

Both 9<sup>th</sup> and 10<sup>th</sup> Streets are dead end streets so there are only a couple streets that are available for driving in and out. Traffic will become more congested on those streets. In addition, if there is a fire or other danger, there are not many routes or much room for emergency vehicles to get there.

“whether the zoning considers the effects on motorized and nonmotorized transportation”

The increased traffic will affect our quiet neighborhood, especially since we do not have sidewalks or street lights to help pedestrians. Since 9<sup>th</sup> and 10<sup>th</sup> are dead ends, the city rarely plows, thus making the streets more difficult to maneuver, both by car and by foot.

“whether the zoning considers the character of the district”

The character of our neighborhood is clean, quiet, and friendly. I’d like to keep it that way. I know most all of my neighbors, people watch out for one another, and help each other out. Introducing more people to the neighborhood will compromise these characteristics.

Please do not approve rezoning this property. This area will not support the extra people due to no access for traffic/emergency vehicles and no pedestrian amenities.



Thank you.

Carol Murray, LMT

September 12, 2019

Missoula City Council  
435 Ryman Street  
Missoula, MT 59802

RE: Rezoning of 2320 South 9<sup>th</sup> Street/Skyview Affordable Senior Housing  
Missoula, Montana

Dear City Council Members,

I am writing to express my support of the zone change request for the proposed Skyview affordable housing project. I understand there is opposition from some residents in the neighborhood. However, this sort of affordable senior rental housing is greatly needed in Missoula and will increasingly be needed in locations similar to the one proposed.

The City Council has recognized the need for denser infill development in its growth policy and newly adopted Housing Policy. Those putting forward use of this site for senior housing have been diligent in their search for property suitable to such a use. The choice of this particular site was done with sensitivity to the neighboring properties and the neighborhood. This will be a senior development with little additional traffic, serving residents who desire the same thing as those who already live in the area; a quiet and peaceful environment close to services.

Seniors desire to live in Missoula's neighborhoods, not just in commercial areas, and Skyview would fit in well with the surrounding area. As an example of successful senior tax credit property in a single-family area, I would urge the Council to consider Burlington Square located just a few blocks south.

As many on the Council know, earning an allocation of the valuable and limited housing credits is very difficult. In 2019, Missoula has a great chance at bringing some of this housing money to our community, but it cannot happen without this zone change.

I know you will give this request thoughtful consideration.

Sincerely,



Jim Morton  
Executive Director

Incapacity  
Assessment  
Services

Low Income  
Advocacy

Workforce  
Development

Energy  
Assistance

Owner  
Occupied  
Home  
Rehabilitation  
Loan Program

Affordable  
Housing  
Development

First Time  
Homebuyer  
Assistance

2-1-1  
Information  
& Referral

Energy  
Conservation

Rental  
Assistance

Summer  
Food  
Service

A LEADER IN COMMUNITY ACTION SINCE 1965

1801 South Higgins Avenue, Missoula, Montana 59801 (406) 728-3710 FAX (406) 728-7680

Offices in Missoula, Mineral and Ravalli Counties  Equal Opportunity in Service and Employment



**From:** [Kathy Engler](#)  
**To:** [Jenny Baker](#)  
**Subject:** Skyview  
**Date:** Monday, September 9, 2019 2:38:36 PM

---

After serious consideration, I am wondering why there is a push to place marginalized people in a corner of a marginalized neighborhood. I have lived here for over 29 years and I can assure you that anyone living here must be able to drive. Years ago, the city incorporated us into the city saying that we would be better off. They raised our taxes, slapped a SID on everyone for the sewer and walked away. It is rare that we even see a snow plow.

Regardless of what goes into that property, please bear in mind that all the infill that has been done so far has too little parking and our streets have become parking lots. Those new places have sidewalks that dead end at the irrigation ditch and people have to go back out into the road.

I hope a lot of thought will go into developing that lot with consideration to traffic as well as pedestrians. So far, development has not been what it might have been.

Thank you for the opportunity to vent.

Kathy Engler  
1104 Clark St.  
Missoula, Mt 59801

**From:** [Mark McClements](#)  
**To:** [Michelle Cares](#); [Julie Merritt](#)  
**Cc:** [Jenny Baker](#)  
**Subject:** 9th St. Re-zone  
**Date:** Wednesday, September 11, 2019 3:14:02 PM

---

Dear Council Members Cares and Merritt,

My name is Mark McClements, and I am a resident of your ward (2410 Mount Ave.) as well as a member of the Franklin to the Fort Neighborhood Leadership Team. I am writing today, as a private citizen, in support of the re-zone for the vacant lot on 9th st. I firmly believe that the need for increased housing, especially affordable housing, is the biggest issue facing Missoula at this moment. Building a 30+ unit dwelling only helps alleviate this issue, and if the builder is approved for the grant to make these units affordable, senior housing, that also helps care for one of the most vulnerable demographics in our community. Ours is one of the lowest income wards in the city, and new construction beautifies the area, decreases crime, provides local jobs, and due to the sidewalks this project would be mandated to install, would increase the mobility, walk-ability, and overall health of our neighborhood.

I have spoken with two of the more outspoken opponents of this project, John German at 2402 S 9th and Malcolm Lowe at 1114 Margaret St., and I have yet to hear what I find to be a valid reason for not wanting this project. They do not want this project next door, and I empathize with that. However, this is not about what is best for the people within a 150 ft radius of that lot, it is about what is best for Missoula.

In my conversations with these folks, they have listed increased traffic, parking concerns, and decreased property value as their main anxieties about this project. I had the pleasure of visiting this lot last night and speaking with Mr. German and another neighbor about the project for upwards of an hour (~7-8:00pm) during that time one single car drove past. While 7-8 isn't rush hour, one car an hour is hardly a high traffic area, and an additional 30 vehicles coming and going over the course of a day isn't going to be an insurmountable change. Parking spaces are included in the mock ups I have seen for the development, and I believe it is mandated that they provide one parking space per unit(?) so parking seems to be a non issue, there is also street parking currently that would not be infringed upon by this development which could accommodate 20+ additional vehicles should there be spillover from the parking lot. That may be a concern for these folks, but the simple fact of the matter is that street parking is for everyone and you cannot reasonably be upset about people using this space. As far as housing prices are concerned, These two studies: one [published 2014 from the University of Georgia, about how property value increases when vacant lots are developed or improved](#), and [this study from The National Vacant Properties Campaign published 2005](#) about how vacant lots decrease home values, increase crime, and have a negative cumulative affect on the neighborhood clearly dispute that stance. (the later study refers more so to vacant homes rather than lots, but one could extrapolate the data to support the same theory for vacant lots). Mr German also mentioned the inability of fire trucks or other emergency vehicles to turn around where 9th dead ends, which this new development would not change at all.

I personally live ~100 yards from the Burlington Square apartment complex (2420 Burlington), which is a 51 unit, low income, senior community. It is ~30% larger than the proposed development in terms of residents, and follows the same guidelines of income restrictions as far as low income/affordable senior housing goes. It was admittedly already in place when I purchased my home two years ago, so I did not see any change, and it is just off

of Mount Ave. which is an already busy street; However, I can watch out of my front window as people drive in and out, and anecdotally I would estimate the number of vehicles coming and going to be around 20-25 daily. The complex is well maintained and fits into the neighborhood despite being 3 stories surrounded by single level family homes. It is shielded by trees which I think adds to its fit into the neighborhood -and if possible I think there should be mandated some sort of privacy landscaping surrounding the 9th street construction to make it more agreeable to the people next door. I submit the Burlington Square complex as a case study of how great a development like this can be. I for one will gladly take 50 senior citizens in my neighborhood. They aren't causing problems, they aren't driving crazy, they aren't up all hours of the night blaring their music, they are about as ideal neighbors as you can ask for, and for anyone to make a stand against increased formidable housing options in general, but especially a complex like this perplexes me to say the least.

I do commiserate with Mr German, Mr. Lowe, as well as their direct neighbors. They have lived in their homes in an unchanged neighborhood for many years, and change is difficult for anyone, especially those who have come to expect a certain level of comfort, and to whom this development poses a threat -real or perceived- to their way of life. But change is necessary for growth and progress. We cannot abide by the fears and misplaced anger of the old guard in planning for our future as a neighborhood, as a city, or as individuals. For this reason I must voice my full support regarding the re-zoning for the lot on 9th St. I think its good for our neighborhood, good for our ward, and good for our city, and I hope I can count on your vote to support this and future improvement projects.

Yours in service,

Mark McClements  
2410 Mount Ave. Missoula, MT 59801  
(253) 651-4613  
[mark.mcclements@gmail.com](mailto:mark.mcclements@gmail.com)

The views and opinions expressed here are mine alone and do not necessarily reflect those of my colleagues.

**From:** [Wild Nancy](#)  
**To:** [Jenny Baker](#); [Julie Merritt](#); [Michelle Cares](#)  
**Subject:** Skyview Project  
**Date:** Monday, September 2, 2019 4:45:25 PM

---

My concerns are the following:

- 1-Lack of sidewalks and street lights if people are walking.
- 2-It will increase traffic on our already fast moving street. We have small children and pets on 9<sup>th</sup> street. We have apartments on 9<sup>th</sup> street that create more traffic now.
- 3-Diminishing quality of life due to over crowding
- 4-We do need speed bumps to slow down traffic right now.
- 5-Can't understand the fast traffic since it is a dead end street.



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Hogan, Patricia](#)  
**To:** [Jenny Baker](#)  
**Subject:** RE: Rezone 2320 S 9th St W - Skyview Affordable Senior Housing  
**Date:** Thursday, September 12, 2019 12:14:55 PM

---

Good day, Jenny – I strongly feel that this proposed project will be a benefit to the community of Missoula, not only for seniors seeking affordable housing, but it also seems to meet all the review criteria for rezoning.

Thank you for this opportunity to comment.

**Patricia A. Hogan** | 1650 South 12th West | Missoula MT 59801  
406.543.5509 - h | 406.523.5865 - w | [reckless50@gmail.com](mailto:reckless50@gmail.com)

*You will make mistakes, but make them with enthusiasm. -- Colette*

---

**From:** Jenny Baker <BakerJ@ci.missoula.mt.us>  
**Sent:** Friday, August 30, 2019 3:09 PM  
**To:** Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Mike Brady <BradyM@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Chris Boza <BozaC@ci.missoula.mt.us>; 'envhealth@missoulacounty.us' <envhealth@missoulacounty.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Corey Aldridge (caldridge@mountainline.com) <caldridge@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Bob Hayes <HayesB@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Beck, Adriane <abeck@co.missoula.mt.us>; 'nholloway@co.missoula.mt.us' <nholloway@co.missoula.mt.us>  
**Cc:** Michelle Cares <MCares@ci.missoula.mt.us>; Julie Merritt <JMerritt@ci.missoula.mt.us>; Neighborhood Council - Franklin to the Fort <f2f@ci.missoula.mt.us>  
**Subject:** Rezone 2320 S 9th St W - Skyview Affordable Senior Housing

Good afternoon –

Hoping to get your input on this proposal to rezone a property on 9<sup>th</sup> St W where, if the rezoning is approved, a 36 unit affordable senior housing project is proposed.

Will you send me your comments by **September 13, 2019?**

Thanks much.

Jenny

Messages and attachments sent to or from this e-mail account pertaining to City business may be considered public or private records depending on the message content. The City is often required by law to provide public records to individuals requesting them. The City is also required by law to protect private, confidential information. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you



**From:** [Janelle Jones](#)  
**To:** [Jenny Baker](#)  
**Cc:** [Harley Jones](#)  
**Subject:** Resident AGAINST rezone of 2320 S. 9th Street W from RT5.4 to RM1-35  
**Date:** Monday, September 30, 2019 10:25:16 AM

---

Dear Ms. Baker,

My husband and I bought the house that is right on the SW corner of Margaret Street and 9th Street last year; it was a quaint neighborhood and was close to his parents. We are definitely against this re-zoning request; it will completely change the character of the neighborhood (and definitely NOT for the better.). It definitely goes against several of the Review Criteria for Rezone Requests (#4-whether the zoning is designed to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements, #6-whether the zoning considers the effect on motorized and nonmotorized transportation systems (CLEARLY THIS DOES NOT-JUST BECAUSE A BUILDING PHYSICALLY FITS INTO A SPACE DOES NOT MEAN THAT THE AREA CAN ACCOMMODATE EXTRA TRAFFIC-anyone who physically comes and looks at the space and the surrounding area can see that it absolutely does not make sense from the traffic perspective alone), #8-whether the zoning considers the CHARACTER of the district and its particular suitability for particular users (guaranteed, this will adversely affect the character of the neighborhood; this is not an apartment complex neighborhood; it is single family homes; townhomes would be bad enough, an apartment complex would overwhelm the neighborhood with traffic and parking issues alone); and #9-whether the zoning conserves the value of buildings and encourages the MOST APPROPRIATE use of land throughout the jurisdictional area (I am certain the value of the homes in our neighborhood will go down-we certainly wouldn't have bought a house across the street from an apartment complex because that is not a neighborhood we would want to live in and, again, this neighborhood is not set up to handle the crowding/traffic/parking of an apartment complex, just because the proposed building will physically fit into the space.)

We both graduated from high school in Missoula (almost 30 years ago) and can tell the difference between growth/change that doesn't destroy the character of what makes Montana the great place it is; we have also been to places like Chicago, New York and many places in cities in California and Florida-we don't want the "density" of Missoula to reflect the density in places like that (why do you think so many people come to Montana from those more crowded places-it is to GET AWAY from that crowding/"density.>"). We are definitely AGAINST the proposal to rezone the property of 2320 S. 9th Street, making it inappropriately more population dense for this particular neighborhood. LEAVE THE ZONING THE WAY IT IS.

Sincerely,

Janelle and Harley Jones  
1105 Margaret Street  
Missoula, MT. 59801

**2320 S 9<sup>th</sup> Street  
West**

**Rezone Request:  
RT5.4 to RM1-35**

**VALID PROTEST  
PETITIONS**



**October 2019**

# PROTEST PETITION – REZONING REQUEST

I, Chris & Stephanie Walchuk, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Christopher Walchuk Stephanie Walchuk
Property owner address	1104 Margaret St Missoula 59801
Date	
Signature(s)	 

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

RECEIVED  
SEP 17 2019

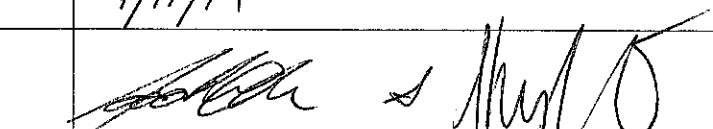
MISSOULA, MONTANA  
DEVELOPMENT SERVICES

## PROTEST PETITION – REZONING REQUEST

I, Sheyla & Jordan Orr, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

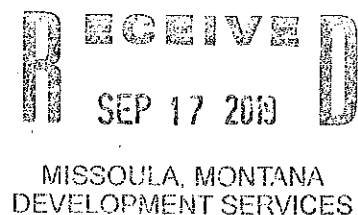
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Sheyla Orr & Jordan Orr
Property owner address	2405 S. 9 <sup>th</sup> St W. Missoula, MT 59801
Date	9/11/19
Signature(s)	

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.




## PROTEST PETITION – REZONING REQUEST

I, Johnathan Smith / Kristi Smith, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	KRISTI SMITH      Johnathan Smith
Property owner address	2333 S 9TH ST W MISSOULA, MT 59801
Date	9/13/19
Signature(s)	

(PREVIOUSLY SENT IN BUT DIDNT REALIZE  
WE NEEDED BOTH SIGNATURES)

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

RECEIVED  
SEP 17 2019


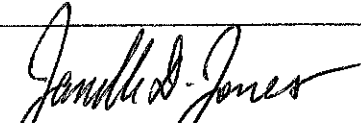
MISSOULA, MONTANA  
DEVELOPMENT SERVICES

## PROTEST PETITION – REZONING REQUEST

I, Harley & Jonelle Jones, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Harley L. Jones & Jonelle D. Jones
Property owner address	1105 Margaret Street Missoula, MT 59801
Date	9/11/2019
Signature(s)	 

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

RECEIVED  
SEP 13 2019  
MISSOULA, MONTANA  
DEVELOPMENT SERVICES

## PROTEST PETITION – REZONING REQUEST

I, Maureen O. Jenkins, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

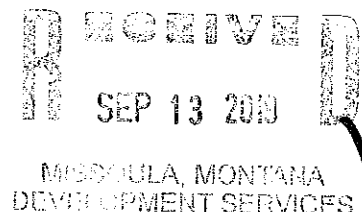
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Maureen O. Jenkins
Property owner address	1109 Eaton Street
Date	September 12, 2019
Signature(s)	Maureen O. Jenkins

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.




## PROTEST PETITION – REZONING REQUEST

I, THEODORE & KATHLEEN ENGLER, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

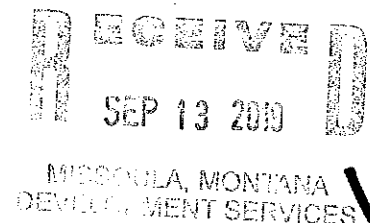
The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	THEODORE T. ENGLER KATHLEEN L. ENGLER
Property owner address	1104 S. CLARK ST MISSOULA, MT 59801
Date	9-12-19
Signature(s)	

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.



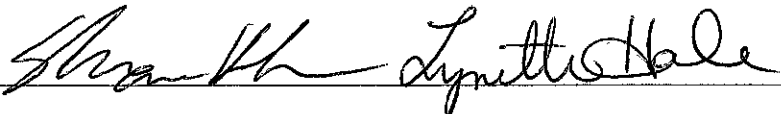


## PROTEST PETITION – REZONING REQUEST

I, Shane & Lynette Hale, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Shane Hale, Lynette Hale
Property owner address	2309 S. 9 <sup>th</sup> ST. W. MISSOULA MT 59801
Date	9-11-19
Signature(s)	

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

## PROTEST PETITION – REZONING REQUEST

I, Steven Soper & Nancy Soper, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	STEVEN SOPER NANCY SOPER
Property owner address	2409 S 8 <sup>th</sup> ST W MSLA, MT 59801
Date 9	9-12-19
Signature(s)	Steven Soper Nancy Soper

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

## PROTEST PETITION – REZONING REQUEST

I, John and Marsha German, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	John M. German Marsha German
Property owner address	2402 S. 9 <sup>th</sup> St W - Missoula, MT 59801
Date	September 10, 2019
Signature(s)	John M. German Marsha German

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

## PROTEST PETITION – REZONING REQUEST

I, Don And Nancy BEARDSLEY, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	DONALD H. BEARDSLEY NANCY M. BEARDSLEY
Property owner address	2412 So. 9th St W. MSB. 11A. 59801
Date	9/10/19
Signature(s)	Donald H. Beardsley Nancy M. Beardsley

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

✓

## PROTEST PETITION – REZONING REQUEST

I, Sheila Jay Mergenthaler, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Jay Sheila Mergenthaler
Property owner address	2315 S. 9th. St. W
Date	9-10-19
Signature(s)	Sheila Mergenthaler Jay Mergenthaler

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

**2320 S 9<sup>th</sup> Street  
West**

**Rezone Request:  
RT5.4 to RM1-35**

**ADDITIONAL PROTEST  
PETITIONS**

**(Petitions not valid due to  
signatures or distance)**

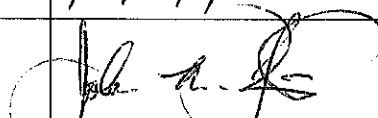
**October 2019**

## PROTEST PETITION – REZONING REQUEST

I, Johnathan Smith, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) (printed)	Johnathan Smith
Property owner address	2333 S 9 <sup>th</sup> ST W MISSOULA MT 59801
Date	9-9-19
Signature(s)	

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

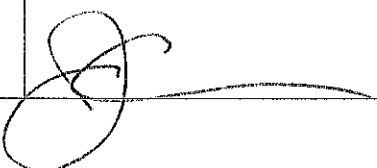

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

## PROTEST PETITION – REZONING REQUEST

I, Jadrian Coats + Alberta Ramirez <sup>renter/s</sup>, am a property owner within 150 feet of the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street, where there is a pending zoning change request. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two-unit/townhouse), and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two-unit/townhouse) to RM1-35 Residential (multi-dwelling).

<sup>renter/s</sup> Property owner(s) name(s) (printed)	Jadrian Coats + Alberta Ramirez
Property owner address <i>renter</i>	2405 S. 9 <sup>th</sup> St. W. Missoula 59801
Date	9-23-2019
Signature(s)	 

## LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.88 acres of Lot 4 in RM Cobban Orchard Homes, in Section 29, Township 13 N, Range 19 W, P.M.M.

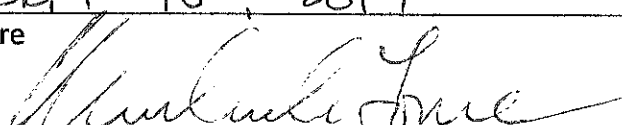


## PROTEST PETITION – REZONING REQUEST

I, Malcolm Lowe, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
<u>Malcolm Lowe</u>
Property owner address
<u>1114 MARGARET ST, MISSOULA, 59801</u>
Date
<u>SEPT 10, 2019</u>
Signature
<u></u>

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, ANDREW A. OLSEN & ELLARAE E OLSEN, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	ANDREW A OLSEN ~ ELLARAE E. OLSEN
Property owner address	2411 SO 10 <sup>th</sup> West, Missoula, MT 59801
Date	9-10-19
Signature	Andrew A Olsen ~ Ellarae E. Olsen

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

## PROTEST PETITION – REZONING REQUEST

I, Robert E. Johnson, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	<u>Robert E. Johnson</u>
Property owner address	<u>2331 S. 10<sup>th</sup> ST. W.</u>
Date	<u>10/11/2019</u>
Signature	<u>Robert E. Johnson</u>

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

## PROTEST PETITION – REZONING REQUEST

I, James L. Isaacs Shirley M. Isaacs, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
James L. Isaacs Shirley M. Isaacs
Property owner address
2335 So: 10 <sup>th</sup> St. W. Missoula, MT. 59801
Date
9-11-2019
Signature
James L. Isaacs, Shirley M. Isaacs

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

M  
D

## PROTEST PETITION – REZONING REQUEST

I, Carol Murray, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Carol Murray
Property owner address	2333 South 10 <sup>th</sup> Street West, Missoula MT 59801
Date	9.11.19
Signature	Carol Murray

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

2/1/20

## PROTEST PETITION – REZONING REQUEST

I, David P. Larson, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s) <u>David Larson</u>
Property owner address <u>2338 S. 10<sup>th</sup> St. W.</u> <u>Missoula, MT 59801</u>
Date <u>Sept 10, 2019</u>
Signature <u>David P. Larson</u>

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

PROTEST PETITION – REZONING REQUEST

I, Michael D. Gaab, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Michael D. Gaab
Property owner address	1115 S Clark St Missoula MT 59801
Date	9/10/19
Signature	Michael D Gaab

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Delivered to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

## PROTEST PETITION – REZONING REQUEST

I, Marilyn J. Holgate, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

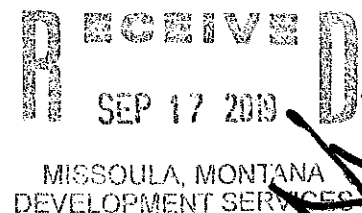
Property owner(s) name(s)	Marilyn J. Holgate
Property owner address	2408 So. 10 <sup>th</sup> St. W., Missoula, MT 59801
Date	Sept. 16, 2019
Signature	Marilyn J. Holgate

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802






## PROTEST PETITION – REZONING REQUEST

Leigh Rodriguez, Iden Axelsson-Rodriguez am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Leigh Rodriguez, Iden Axelsson-Rodriguez
Property owner address	2418 S. 9th St. W. Missoula, MT 59801
Date	9/13/19
Signature	

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

## PROTEST PETITION – REZONING REQUEST

I, Joe & Gloria Strickland, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)	Joseph P. Strickland Gloria M. Strickland
Property owner address	2419 S. 10 <sup>th</sup> St. West msla.
Date	9-23-19
Signature	Gloria M. Strickland / Joe Strickland

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

PROTEST PETITION  
REZONING REQUEST

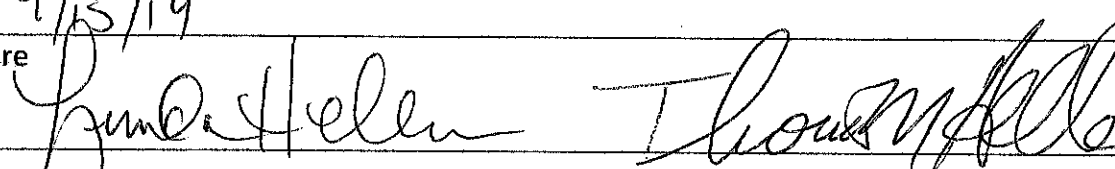
W  
D

## PROTEST PETITION – REZONING REQUEST

I, Thomas & Linda Hellem, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

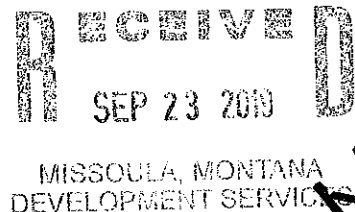
Property owner(s) name(s)	Thomas M Hellem & Linda M Hellem
Property owner address	1115 Margaret St Missoula, MT 59801
Date	9/5/19
Signature	

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802



## PROTEST PETITION – REZONING REQUEST

I, Katie Hutchen & Doug Hutchen, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

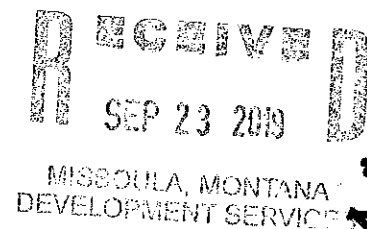
Property owner(s) name(s)
<u>Katie &amp; Douglas Hutchen</u>
Property owner address
<u>2435 S 9<sup>th</sup> St. W MSO, MT 59807</u>
Date
<u>09/19/19</u>
Signature
<u>[Signature]</u>

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

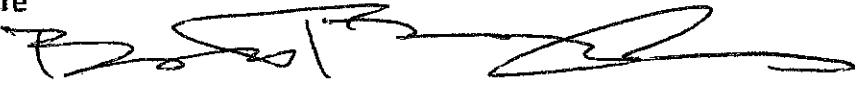


## PROTEST PETITION – REZONING REQUEST

I, Brett Beaver, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).


I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

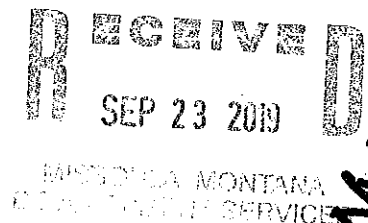
Property owner(s) name(s)	Brett Beaver
Property owner address	2412 S. 10th St West
Date	9/18/19
Signature	

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

  
Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802



## PROTEST PETITION – REZONING REQUEST

I, Arleeann Santoro, am a property owner within the area impacted by a pending zoning change request for the property located at 2320 S 9<sup>th</sup> Street W (1.88 acres), located east of Reserve Street. The legal description for the subject property is below.

The current zoning for this parcel is RT5.4 Residential (two unit/townhouse) and the proposed zoning for the property is RM1-35 Residential (multi-dwelling).

I am signing this petition to indicate my **opposition** to the requested rezoning from RT5.4 Residential (two unit/townhouse) to RM1-35 Residential (multi-dwelling).

Property owner(s) name(s)
<u>Arleeann Santoro</u>
Property owner address
<u>2404 S. 10<sup>th</sup> St. West Missoula, MT 59801</u>
Date
<u>9/20/19</u>
Signature
<u>Arleeann Santoro</u>

### LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR REZONE

1.8 acres of Lot 4 in RM Cobban Orchard Homes, in section 29, Township 13 N, Range 19W P.M.M.

Return to:

Development Services  
Attn: Jenny Baker  
City of Missoula City Hall  
435 Ryman  
Missoula, MT 59802

RECEIVED  
SEP 23 2019

MISSOULA, MONTANA  
DEVELOPMENT SERVICES

MD

**From:** [Kathi Campbell](#)  
**To:** [Jenny Baker](#)  
**Subject:** Support of Skyview Affordable Housing requests  
**Date:** Thursday, October 10, 2019 3:52:44 PM

---

To: Council Members  
City of Missoula

Honorable Members,

I am submitting this email as a letter in support of the Skyview Project in Missoula which is under your consideration at this time. The project for the development of affordable senior housing is a much needed attempt by Housing Solutions to address a pressing issue for aging Missoula residents, especially those who are in the middle income bracket. The housing pressures in our city have forced many such residents to be concerned about their future in Missoula.

Aging is a period of many difficult decisions including those of downsizing a home. Since many seniors are physically active and mentally competent well into their 80s, they seldom need to move directly into assisted living. That is when locating affordable transitional housing becomes difficult in our community.

Speaking from experience, as a 77 year old widow, our search priorities are usually: 1) a location within reach of our frozen incomes, i.e. will not increase beyond the cost of living raises in Social Security, and will not deplete our savings at a rapid pace, 2) a location in our current community near family, friends, church, and favorite activities, and 3) a location that will allow us to give up driving when health and/or costs makes that necessary.

Currently, housing in Missoula that meet this criteria are very scarce and even non-existent at certain times. This is particularly true for seniors retiring from middle income careers, i.e. teachers, nurses, civil employees, small business and non-profit workers. Pensions in these jobs are often minimal at best, and non-existent in many circumstances. Many of these seniors are just above being able to qualify for subsidized housing, and often must continue to supplement their small pensions and Social Security by staying employed, usually part-time, well into their 70's. They usually hold jobs that could well be beginning work experiences for younger and student workers.

Most of the savings held by these seniors, after raising and educating children, are the result of the equity they obtained from the sale of a modest home - if they were ever able to previously afford to buy a house in Missoula! The sale of these modest homes often means it is available for "first-home" buyers in great family neighborhoods. If those savings might be rapidly depleted by Missoula's escalating housing costs, many seniors must consider moving to outlying areas where the services they may need are less available.

Please approve and support the Skyview Project as submitted by Housing Solutions. Missoula must address the housing needs of all its citizens of every income and age level! Senior complexes of this modest size are good fits in every Missoula neighborhood where adequate space can be found. Seniors are an enriching part of every neighborhood as they often volunteer and actively participate in local activities and community projects. Seniors are an untapped resource for citizens of all ages!

Missoula must support its seniors in every way if we are to continue our great progress toward being the welcoming, open community we all desire. I thank you for all the work you do toward that goal.

Katherine J. Campbell  
951 Ronald Ave. #301  
Missoula, MT 59801  
(406) 493-9983

cc: Montana Board of Housing  
Helena, Montana



**From:** [DERRICK DODSON](#)  
**To:** [Jenny Baker](#); [mbair@mt.gov](mailto:mbair@mt.gov)  
**Subject:** Proposed Skyview senior complex at 2400 9th St  
**Date:** Tuesday, October 15, 2019 8:24:59 AM

---

I spoke at the planning board meeting on Oct 1st in favor of having the much needed Skyview affordable senior housing complex built at 2400 9th St. I feel it is an ideal location, as it is a safe neighborhood and close to the bus line. This is important as a lot of seniors give up driving as they age and depend on the bus for transportation.

I also listened to why there was opposition to having the complex built at this proposed location. The main objection seemed to be the extra traffic that would be created. The complex would have 36 dwellings, 23 1 bedroom units and 12 2 bedroom units with one person occupying the 1 bedroom units and 2 people occupying the two bedroom units. Even if there were 1 vehicle per unit that would only be 36 extra cars. Most likely it would be a lot less since a lot of seniors by the age of 75 or 80 don't own vehicles anymore.

The other objection was to the size of the complex. If you look inside the existing affordable senior complex in Missoula, Burlington Square on Clark St with 5 units, Silver Crest behind the Good Food Store, The Missoula Manor and the Clark Fork Manor, the units inside the complex are very small, under 600 sq. ft. This makes a much smaller overall complex then if they were 36 full size condos with larger rooms and 2 or 3 bedrooms.

All the existing affordable senior housing complexes have waiting list. I have friends who have been on a waiting list for one of these for over a year and a half and still have not been called. With more and more baby boomers reaching this age the demand will keep increasing and the waiting lists becoming longer.

We also lost the Camelot Apt complex a few years back. That was for seniors 55+ older and had very affordable rent. If I understand correctly it was resold, the rents increased and is no longer just for 55+ and older. It is now mostly occupied by students. This caused a lot of affordable senior housing to be lost and nothing new has been built since to replace it.

I am a 72 yr old single woman and I own a small home on 8th St. in Missoula. When I am no longer able to stay in my home due to health issues or ongoing increased expenses for up keep, I will have to look for affordable senior housing. With little more then Social Security as income I will not be able to afford market rate rent. Even though we have worked all of our adult lives, many seniors are finding themselves in this same situation.

I sincerely hope you as our City Council members and the Montana Board of Housing can see your way clear to allow this area to be rezoned so the construction of this much needed complex can go forward.

Thank you,

Cherry Dodson  
1720 So. 8th St W  
Missoula, MT 59801



**From:** [Carol Minjares](#)  
**To:** [Jenny Baker](#); [mbair@mt.gov](mailto:mbair@mt.gov)  
**Subject:** Skyview senior apartments Ninth St  
**Date:** Monday, October 14, 2019 10:21:13 AM

---

Please approve the rezoning and construction of the senior apartments on Ninth Street.

We need more housing like this, and I think the one in the old Skyview trailer park should have been approved too, especially since we know there will never be any new mobile home parks built!

I had planned to move to senior housing and hoped it would be the Camelot apts on Spruce, but those have converted to market rates and would cost well over half my income. And I don't need any fancy gyms or meeting rooms or amenities like that. It's a mystery to me who can afford the new apartments being built in Missoula.

Please approve!!

Carol Minjares  
6460 Mullan Rd  
Missoula, MT

**From:** [Amelia Locke](#)  
**To:** [Jenny Baker](#)  
**Subject:** Affordable Senior housing in Missoula  
**Date:** Tuesday, October 15, 2019 8:54:06 AM

---

I am entering my 80'th year next April and sometime in the near future I will need to have housing that is affordable. Please pass this Skyview housing project.

Sincerely , Amelia F. Locke

[Sent from Yahoo Mail on Android](#)

**From:** [Ben Anderson](#)  
**To:** [Jenny Baker](#); [mbair@mt.gov](mailto:mbair@mt.gov)  
**Subject:** affordable senior housing  
**Date:** Tuesday, October 15, 2019 3:28:43 PM

---

I am submitting this as a letter in support of the Skyview Project in Missoula which is under our consideration at this time. This project for the development of affordable senior housing is a much needed attempt by Housing Solutions to address a pressing issue for aging Missoula residents in the middle income bracket.

Aging is a period of many difficult decisions including those of downsizing a home. Since many physically active and mentally competent seniors seldom need to move directly into assisted living, the importance of locating to affordable transitional housing becomes necessary.

Please approve and support the Skyview Project submitted by Housing Solutions. Missoula must address the housing needs of all its citizens of every income and age level! Senior complexes of this modest size are a good fit in every Missoula neighborhood where adequate space can be found. Seniors are an enriching part of life for citizens of all ages as they often volunteer and participate in local activities and civic events.

Missoula must support its seniors if we are to continue our great progress toward being the welcoming, open community we all desire. Thank you for your work toward that goal.

Ben Anderson